

## AN ORDINANCE      **9 8 1 8 5**

**ESTABLISHING AN EXTRA-TERRITORIAL JURISDICTION CERTIFICATE OF DETERMINATION FEE OF \$100.00 FOR EACH CERTIFICATE ISSUED; ESTABLISHING A NON-CONFORMING RIGHTS REGISTRATION FEE OF \$50.00 FOR EACH ADDRESS REGISTERED; INCREASING THE SIDEWALK PERMIT FEE FROM \$0.09 PER LINEAR FOOT ON CURB AND \$0.09 PER SQUARE FOOT ON FLAT WORK TO \$0.15 PER LINEAR FOOT ON CURB AND \$0.15 PER SQUARE FOOT ON FLAT WORK; AMENDING THE VALUATION SCHEDULE FOR RESIDENTIAL PLAN REVIEW AND BUILDING PERMITS WITH HOMES VALUED UNDER \$100,000.00 RECEIVING A 25% DISCOUNT APPLIED TO THE BUILDING PLAN REVIEW AND BUILDING PERMIT FEES AS FOLLOWS: FROM WOOD FRAME AT \$18.00 PER SQUARE FOOT, WOOD FRAME WITH MASONRY AT \$22.00 PER SQUARE FOOT, AND SOLID MASONRY AT \$26.00 PER SQUARE FOOT TO WOOD FRAME AT \$40.00 PER SQUARE FOOT, WOOD FRAME WITH MASONRY AT \$45.00 PER SQUARE FOOT, AND SOLID MASONRY AT \$58.00 PER SQUARE FOOT; ESTABLISHING A COMMERCIAL WALK-THROUGH FEE OF \$100.00 FOR PLANS OVER 500 SQUARE FEET; ESTABLISHING A COMMERCIAL PLAN RETRIEVAL FEE OF \$100.00 PER RETRIEVAL; ESTABLISHING A COMMERCIAL FIRE ALARM AND SPRINKLER RE-SUBMITTAL FEE OF \$75.00 PER HOUR WITH A ONE HOUR MINIMUM; ESTABLISHING A COMMERCIAL PROJECT MODIFICATION FEE OF \$75.00 PER REQUEST FOR ALTERNATIVE DESIGN; ESTABLISHING A COMMERCIAL CONDITIONAL PERMIT FEE OF \$200.00 PER PERMIT; ESTABLISHING A COMMERCIAL PLAN REVIEW BY APPOINTMENT FEE OF \$200.00 PER APPOINTMENT; INCREASING THE COMMERCIAL PROCESSING REFUND FEE FROM \$5.00 TO \$25.00 PER REQUEST; INCREASING THE INITIAL COMMERCIAL TEMPORARY CERTIFICATE OF OCCUPANCY FEE FROM \$234.00 TO \$500.00; INCREASING THE COMMERCIAL EXTENSION OF TEMPORARY CERTIFICATE OF OCCUPANCY FEE FROM \$26.00 TO \$50.00 PER EXTENSION; AND AMENDING THE CORRESPONDING SECTIONS OF THE CITY CODE TO REFLECT SUCH CHANGES.**

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**WHEREAS**, Ordinance no. 94582, passed and approved on September 15, 2001, amended the San Antonio City Code by revising fees charged by the City of San Antonio's Development Services Department; and

**WHEREAS**, increases to existing fees are necessary to bring current costs up-to-date for services administered by the Development Services Department, as well as to eliminate inequities in building plan review and building permit fees; and

**WHEREAS**, new fees are necessary to recover costs by the Development Services Department for services currently being provided free of charge; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 6 Section 6-3 of the San Antonio City Code entitled "Fee Schedule", is hereby amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text of said Section as follows:

Sec. 6-3. Fee schedule.

The proposed fee structure for residential plan review to read as follows:

*Building Permit Fees Total Valuation:*

0 to \$24,000.00	\$33.00
\$24,000.00 and up to \$200,000.00	\$33.00 plus \$1.38 per \$1,000.00 valuation over \$24,000.00 for building valuations between \$24,001.00 and \$200,000.00
Over \$200,000.00 and up to \$1,000,000.00	\$275.88 plus \$0.72 per \$1,000.00 valuation over \$200,000.00 for building valuations between \$200,001.00 and \$1,000,000.00
Over \$1,000,000.00	\$851.88 plus \$0.17 per \$1,000.00 valuation over \$1,000,000.00 for building valuations in excess of \$1,000,001.00

A 25% discount shall be applied to residential plan reviews with building valuations under \$100,000.00.

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**BUILDING INSPECTIONS DEPARTMENT FEE SCHEDULE**

*Building Permit Fees Total Valuation:*

Less than \$1,000	\$31.46
From \$1,001.00 to \$25,000.00	\$31.46 Plus \$7.28 per 1,000 or fraction thereof over \$1,001
From \$25,001 to \$75,000	\$206.18 Plus \$5.72 per 1,000 or fraction thereof over \$25,000
Over \$75,000	\$492.18 Plus \$1.25 per 1,000 or fraction thereof over \$75,000.00

A 25% discount shall be applied to residential building permit fees with building valuations under \$100,000.00.

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Residential Building Valuations Per Total Square Feet:

Wood frame <del>with stucco and other materials exclusive of masonry veneer</del>	<del>18.00</del> <u>40.00</u>	Per sq. ft.
<u>Wood Frame with Masonry veneer</u>	<del>22.00</del> <u>45.00</u>	Per sq. ft.
Solid masonry	<del>26.00</del> <u>58.00</u>	Per sq. ft.

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Commercial Plan Check Fee Schedule:

Less than \$1,000.00	\$31.46
From \$1,001.00 to \$25,000.00	\$31.46 Plus \$7.28 per 1,000 or fraction thereof over \$1,001.00
From \$25,001.00 to \$75,000.00	\$206.18 Plus \$5.72 per 1,000 or fraction thereof over \$25,000.00
Over \$75,000.00	\$492.18 Plus \$1.25 per 1,000 or fraction thereof over \$75,000.00
Building preliminary plan review	\$75.00 Per hour, one hour minimum
Building additional plan review	\$75.00 Per hour (1 hour minimum)
<u>Plan review by appointment fee</u>	<u>\$200.00 Per appointment</u>
After hours express plan review fee (all codes and regulations)	\$75.00 per hour (1 hour minimum)
After hours drainage plan review fee	\$75.00 Per hour (1 hour minimum)
After hours sidewalk/traffic plan review fee	\$75.00 Per hour (1 hour minimum)
<u>Walk-through fee for plans over 500 sq. feet</u>	<u>\$100.00</u>
<u>Plan retrieval fee</u>	<u>\$100.00 Per retrieval</u>
<u>Fire alarm and Sprinkler re-submittal fee</u>	<u>\$75.00 Per hour (1 hour minimum)</u>
<u>Project modification fee</u>	<u>\$75.00 Per request for alternative design</u>
Landscape plan fee	\$27.50 Plus 11% of the building plan review fee
Landscape additional plan checking and inspection fee	\$75.00 Per hour, one hour minimum
Mobile home installation	13.00 Each
<u>Conditional permit fee</u>	<u>\$200.00 Per permit</u>
Certificate of occupancy	\$171.60
2 units to 50 units	\$171.60 + \$24.96 per unit over 2
51 to 100 units	\$1,369.68 + \$12.48 per unit over 50
101 to 200 units	\$1,981.12 + \$5.51 per unit over 100
201 units and over	\$2,561.61 + \$1.92 per unit over 200
Temporary C of O Extension	<del>\$26.00</del> <u>\$50.00</u>
Temporary certificate of occupancy	<del>\$234.00</del> <u>\$500.00</u>
Garage/yard sale permits	4.00
When obtained by mail	4.50
Moving buildings:	
Moving building on same property in one section	18.00
Moving buildings or structures over 400 sq. ft. per section, per day on city street	90.00
Moving buildings or structures under 400 sq. ft. per section, per day on city streets	37.00
Tents per month, per tent	75.00
Barricades in travelled portion of city streets between curbs including sidewalk and alley	.04 Per sq. ft. per day
Demolition Permit Fees:	
Single story residential	40.00
Multi-story residential	80.00
Single story commercial	75.00
Multi-story commercial up to 3 stories	150.00
Multi-story commercial over 3 stories	500.00

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Sidewalk, gutter and curb permits

Fee per linear foot on curb ~~-.09~~ .15

Fee per square foot for flat work ~~-.09~~ .15

NOTE: A permit will not be issued for less than \$1.00. If a job is not started, the permittee may apply for a refund of all but ~~\$5.00~~ \$25.00 of the fee paid.

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**SECTION 2.** Chapter 35 Section 35-C103 of the San Antonio City Code entitled “Subdivision and platting fees”, is hereby amended by adding the language that is underlined (added) to the existing text of said Section as follows:

**35-C103 Subdivision and platting fees.**

The following fees are established for plats and subdivision related matters. Platting fees shall be paid at the time of plat application. Any adjustments to the platting fees and other plat related fees shall be paid at the time of formal plat filing. Other fees shall be paid at the time of application.

(A)	(B)
Permit, Development Order, Document or Action	Fee Amount
Major subdivision plat fees	Base fee . . . \$566.50.
	Single family development (per lot*) . . . \$58.71
	Nonsingle family development (per acre*) . . .
	\$422.30
Minor plats	0 to 3 acres . . . \$571.65
	3.1 to 10 acres . . . \$772.50
	10.01 to 20 acres . . . \$1,030.00
	20.1 or greater . . . \$1,545.00
	Per lot . . . \$58.71
	Per acre over 20.1 . . . \$103.00
Development plat, per plat	\$540.75
Amending plat fee	\$504.70
Variance fee, per request	\$145.00
Plat deferral fee, per request	\$391.40
Time extension fee	\$252.35
Vacating declaration fee	\$283.25
Replat fee, per plat	\$430.00
Emergency add-on fee	\$442.90
Plan review fee, per review	\$381.10
Plan amendment fee, per amendment	\$257.50
Notification list fee:	Inside city limits . . . \$50.00
	Outside city limits . . . \$100.00
Street name change application fee	\$250.00
Street name change installation fee (per sign)	\$150.00
Postponement of planning commission hearing fee, per processed postponement	\$309.00
Development rights determination	\$145.00
<u>Extra-territorial jurisdiction certificate of determination fee</u>	<u>\$100.00</u>

\* This does not include lots or acres reserved for parks or open space pursuant to § 35-503 of this Chapter.

**SECTION 3.** Chapter 35 Section 35-C108 of the San Antonio City Code entitled “Vested Rights Determination,” is hereby amended by adding the language that is underlined (added) to the existing text of said Section as follows:

A fee of one-hundred forty-five dollars (\$145.00) shall be paid for the processing of any vested rights determination pursuant to § 35-711 of this Chapter.

A fee of fifty dollars (\$50.00) per address shall be paid for the processing of a non-conforming right registration pursuant to § 35-705 of this Chapter.

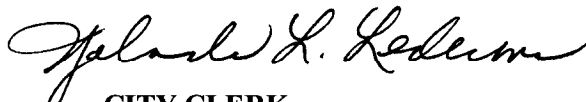
**SECTION 4.** The publishers of the City Code and the Unified Development Code are authorized to amend said Codes to reflect the changes adopted herein.

**SECTION 5.** Should any article, section, part, paragraph, sentence, phrase, clause, or word of this Ordinance, or any appendix hereof, for any reason, be held illegal, or invalid or any exception to or limitation upon any general provision contained in this Ordinance or its attachments held to be unconstitutional or invalid, the remainder shall, nevertheless, stand as effective and as valid as if it had been enacted and ordained without the portion held to be unconstitutional.

**SECTION 6.** This ordinance shall be effective on September 28, 2003.


**PASSED AND APPROVED this the 1st day of October, 2003.**

ATTEST:

  
CITY CLERK

  
M A Y O R  
EDWARD D. GARZA

APPROVED AS TO FORM:

  
City Attorney